

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, December 3, 2012 – 11:00 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Garland Wilson, *Vice Chairman*
Grace Amodeo, *Secretary*
Charlotte Ventola

Staff Present

Debrah Forester, *Redevelopment Manager*
Roxann Read, *Planner II*
Kathy Knee, *Recorder*

Guests

Members Absent

Nathaniel Cooley
Michael Haymans

I. Call to Order

Chairman James Herston called the December 3, 2012 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 11:06 a.m. in Room 119 of the Charlotte County Administration Building.

II. Pledge of Allegiance

Chairman Herston led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call/Determination of Quorum

Roll call was taken; Secretary Grace Amodeo confirmed a quorum was present.

IV. Additions/Deletions to Agenda – Garland Wilson requested a brief discussion about the revitalization plan; Ms. Forester noted the plan would be discussed under Old Business, Item f. Comprehensive Plan and Zoning Code Update and asked if this item could be the first item under Old Business. Ms. Forester requested a new item be included under New Business, the 2013 Meeting Calendar.

V. Approval of Minutes - Grace Amodeo asked that the Minutes be revised under Member Comments to include Michael Haymans entire comment about the coastal residential area near the park which she thought was important. Mr. Herston requested that staff listen to the recorded Minutes of the November meeting and have Mr. Haymans comment printed out for Committee review. Approval of the November Minutes will be tabled until next month so that the comments can be reviewed.

VI. Commissioner Comments – None.

VII. Public Comments – Evelyn Loeffler noted the Committee is one person short and has been for quite some time; she suggested that if any of the board members were residents, perhaps their position might be reclassified and the open position could be for an at-large member. Grace Amodeo mentioned that Mr. Wooden will be submitting an application as a resident.

VIII. Development Review Report – Jim Herston advised there are some confidential projects being developed in the area which cannot be discussed at this time.

VIII. Old Business

f. Comprehensive Plan and Zoning Code Update - Debrah Forester noted that at the November meeting, the Committee requested an update on the Comp Plan, the Zoning Code and an explanation as to how obtaining additional density through the use of a Revitalization Plan will work. Inga Williams

distributed a guide created by staff after the adoption of Smart Charlotte 2050 showing how the revitalization plan would be created. When Smart Charlotte 2050 Comp Plan was adopted a neighborhood framework map was developed, which Ms. Williams showed on the presentation screen and explained the different neighborhoods. The CRAs were not given a designation; therefore staff will change the CRAs to actual neighborhood designations when an amendment to the Comp Plan is done next year. The Charlotte Harbor CRA will become a revitalization neighborhood and when that happens, a revitalization plan can be created. Right now things are in limbo because a revitalization plan cannot be created because the CRA is not a revitalization neighborhood. All revitalization neighborhoods with a revitalization plan will be able to receive density that the County is holding as criteria are met. The County has over 10,000 units. Parkside's Revitalization draft plan is being presented to that neighbor this week.

The next step, which should occur simultaneously, is to adopt the SLOSH map which shows the storm surges. The County does not currently have any Coastal High Hazard density to give to Charlotte Harbor but with the new SLOSH maps it will. Before changes to the Comp Plan are made next year, the Sea Level Rise issue will be addressed; information on the Sea Level Rise was taken from the NOAA website.

The Charlotte Harbor Redevelopment Plan will be used as a guide to create a revitalization plan. Grace Amodeo asked if the appropriate language could just be added to the current Charlotte Harbor Redevelopment Plan, in an effort to save money. Ms. Williams responded that the Redevelopment Plan has not been adopted into the Comp Plan because there are no objectives or policies relating to land use. The Redevelopment Plan does not have the force of law. Ms. Forester asked for clarification – will the revitalization plan say here is extra density and the extra density units are going to be available here, here and here? Since there are currently objectives in the Comp Plan that relate to Charlotte Harbor CRA, the Committee would like to know if there is a way to add goals and objectives to the Comp Plan without going thru the whole revitalization plan process.

Discussion followed regarding timeframe and alternatives. Ms. Williams said staff would not be able to incorporate goals and objectives into the current comp plan revisions even though the Committee has identified where the density units would need to go. She thought this would need to be a separate amendment.

Ms. Forester reminded the committee, that in order to use tax increment financing, Florida Statute requires a redevelopment plan. The redevelopment plan and the revitalization plan are two separate documents and both will remain separate from each other. If the goal is to have additional density available to encourage redevelopment, then we need to get the revitalization plan started as soon as possible and the new SLOSH map needs to be updated in time for the necessary density to become available.

Concerns raised by the Committee included the cost of preparing the revitalization plan, who will be tasked with drafting the plan, and there are too many overlays in the Charlotte Harbor CRA. Debrah Forester noted that it was the recommendation of the Committee to go to the BCC to ask that the Charlotte Harbor Revitalization Plan be considered as a priority and request the BCC to direct Community Development to draft the plan or find resources outside of the County to get it done quickly. This process will take about a year unless the BCC can see a way around the Revitalization Plan.

Debrah Forester asked if the Sea Level map should be a concern when giving density and asked Ms. Williams for a copy of the map, which will be distributed to the Committee. Discussion followed regarding the Historic District which may not allow too much additional density because its mission is to insure the preservation of historic heritage. Roxann Read mentioned that staff is still working on revising the Historic Preservation Ordinance which should go forward next year, but Linda Roberts

would be best to answer Historic District questions. She is not aware of any language that would prohibit additional density in the historic area.

b. Update on Construction Projects in Bayshore Live Oak Park – David Milligan, Facilities, noted the sidewalk permits have been applied for from FEDP and Corp of Engineer. Construction will be done by staff and should be done in January if everything moves as expected. Permits are needed because new factors are being considered by the permitting agencies. Staff is ready to move as quickly as possible to finalize this project.

Restrooms - The construction contract has finally been awarded. Permits are being reviewed by Building Construction Services; outstanding is landscaping and buffering which is expected any day. The contractor is prepared to start as soon as approvals are in place. Ms. Forester asked about completion because the Hands Across the Harbor event is on January 26. Mr. Milligan noted once the contractor starts it will be about 7 months to complete from the date of permit. If construction has started prior to event, the construction site will be barricaded off. Mr. Milligan will be sure everything is safe and clean. Parking spaces will be lost.

Bayshore Playground - Mike Koenig, Community Services, reported three contracts have been brought to the BCC. In March, there were significant changes in ADA requirements with regard to playgrounds and permits are now required. The permit for Bayshore has not yet been applied but Dominica Recreation Products has all the items ready in their warehouse. It is anticipated that the County permit will be applied for in January and construction should begin in February.

a. Greater Port Charlotte Street and Drainage Funding

- Drainage Improvements - \$50,000 Matching Funds for SWFWMD Grant – Ms. Forester will be going to a MSBU meeting with Ms. Vernon to request matching funds for the three additional drainage projects.
- Parmely Street Survey - \$11,000 maximum – Ms. Forester mentioned that if the Committee does not want to use the county surveyor it could go through the Purchasing Department to get an outside surveyor which may be cheaper. The County estimated the cost to be between \$9,500 and \$11,000. The first step is to see if the MSBU will help with funding of the survey.

b. Update on Construction Projects in Bayshore Live Oak Park – Addressed earlier in the meeting.

c. Letter to BCC Chairman – Debrah Forester reviewed a draft of the letter to the BCC which was distributed to Committee members for comment and approval. After today's discussion with Community Development the request to accept the redevelopment plan as the revitalization plan is not viable. The goal remains the same - get the density issue resolved as soon as possible. Charlotte Harbor is not referenced as a priority area at this time. Input from the Committee included:

- dollar amounts for projects would be needed before the workshop;
- at number 3 - discuss with BCC the best way to move forward with regard to obtaining density - redevelopment/revitalization. How to integrate the two plans.
- at number 4 – Garland Wilson and Charlotte Ventola do not support borrowing money; delete all of 4 except to request Greater Port Charlotte for help with funding.
- under density paragraph, goals need to be added to comp plan in order to meet requirements.

Ms. Forester will rework the letter for Mr. Herston's signature.

d. Update on Hands Across the Harbor – Debrah Forester reminded the Committee the event will take place on January 26 and asked for their assistance in getting the word out.

e. Update on Harbor Walk – Debrah Forester mentioned she had contacted FDOT and there is concern with the federal transportation bill and FDOT is not likely to support advancing the project at this time because the federal transportation bill is only a two year bill which is scheduled to expire in 2014/2015.

f. Comprehensive Plan and Zoning Code Update – Addressed earlier in the meeting.

g. Updated Priority List (attached) – Debrah Forester noted an Updated Priority List was a part of the meeting package. This could be used during the joint workshop with the BCC.

h. Community Meetings – Ms. Forester identified four areas for community meetings: Whidden Park/Industrial Property; Business Owners (US41/Harborview); Charlotte Harbor Historic Neighborhood; and Melbourne Neighborhood. Committee input was requested as to holding separate meetings or would one be preferred. Discussion followed. Consensus was to start with one meeting to discuss updates to the comp plan, the zoning code and upcoming projects.

X. New Business

Updated Calendar for 2013 – Debrah Forester advised that the starting time for Advisory Committee meetings will be changed to 10:30 beginning in January 2013 and some of the meetings will need to be held in Room 106B.

XI. Correspondence/Communications – The following information was forwarded with the meeting packet:

- Minutes from Punta Gorda CRA meeting of November 7, 2012.
- Copy of letter to Property Owners advising of Committee vacancy. If more than one application is received the BCC will determine who will fill the seat through a ballot process.

XII. Public Comments – None.

XIII. Staff Comments – None.

XIV. Attorney Comments – None.

XV. Member Comments

Charlotte Ventola advised that speed limit signs are handled by the Community Development Department, not Public Works.

XVI. Next Meeting Date

The next meeting of the Charlotte Harbor CRA Advisory Committee is scheduled for January 7, 2013 at 10:30 a.m. in Room 106B.

XVII. Adjournment

There being no further business, the meeting ADJOURNED at 12:45 p.m.

Respectfully submitted,



Garland Wilson, Vice Chair

Approved:

Excerpt from November 19 Minutes

Member Comments – Mike Haymans...

I don't take the same frustration with the choices that people on this committee have made about trying to protect the residential only character along Bayshore across from Bayshore Live Oak Park. I think that the nodes at each end of the park are a good idea. I do not hold that against anybody or consider that stonewalling. I understand your perspective that opening that up would have opened up some of that area. I think that there are good things that we could do and accomplish if we have the support the BCC and our Planning and Zoning staff and we haven't had that all the time. That is frustrating.

A question I have of Debrah. When last I recalled from reading thru the minutes, Public Works was to do the playground first....